118.0	0002	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	571,800 /	571,800
					USE VALUE:	571,800 /	571,800
					ASSESSED:	571,800 /	571,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS CATHERINE/TRUSTEE
Owner 2:	CATHERINE E LEWIS TRUST
Owner 3:	
Street 1:	136 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEWIS CATHERINE -
Owner 2:	-
Street 1:	136 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1014 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4783.000	177,400		394,400	571,800
Total Card	0.110	177,400		394,400	571,800
Total Parcel	0.110	177,400		394,400	571,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.91 | /Parcel: 563.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75803
GIS Ref	
GIS Ref	
Insp Date	09/26/18

!9137!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	177,400	0	4,783.	394,400	571,800		Year end	12/23/2021
2021	101	FV	171,200	0	4,783.	394,400	565,600		Year End Roll	12/10/2020
2020	101	FV	171,200	0	4,783.	394,400	565,600	565,600	Year End Roll	12/18/2019
2019	101	FV	154,300	0	4,783.	388,800	543,100	543,100	Year End Roll	1/3/2019
2018	101	FV	164,600	0	4,783.	298,600	463,200	463,200	Year End Roll	12/20/2017
2017	101	FV	164,600	0	4,783.	281,700	446,300	446,300	Year End Roll	1/3/2017
2016	101	FV	164,600	0	4,783.	259,200	423,800	423,800	Year End	1/4/2016
2015	101	FV	163,800	0	4,783.	242,300	406,100	406,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:32:17

LAST REV

Date	Time
10/02/18	08:41:40
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9137

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS CATHERINE	48387-102		10/27/2006	Family	1	No	No		
	13901-401		2/14/1980			No	No		N

USER DEFINED

Prior Id # 1:	75803
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
11/2/2000	Hearing N/C	189	PATRIOT
3/13/2000	Inspected	276	PATRIOT
2/14/2000	Measured	264	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4783		Sq. Ft.	Site		0	70.	1.18	6									394,443						394,400	

Total AC/HA:	0.10980	Total SF/SM:	4783	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	394,443	Spl Credit		Total:	394,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	77250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257053
Depreciation:	79686
Depreciated Total:	177367

COMMENTS

648-4629.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB 1

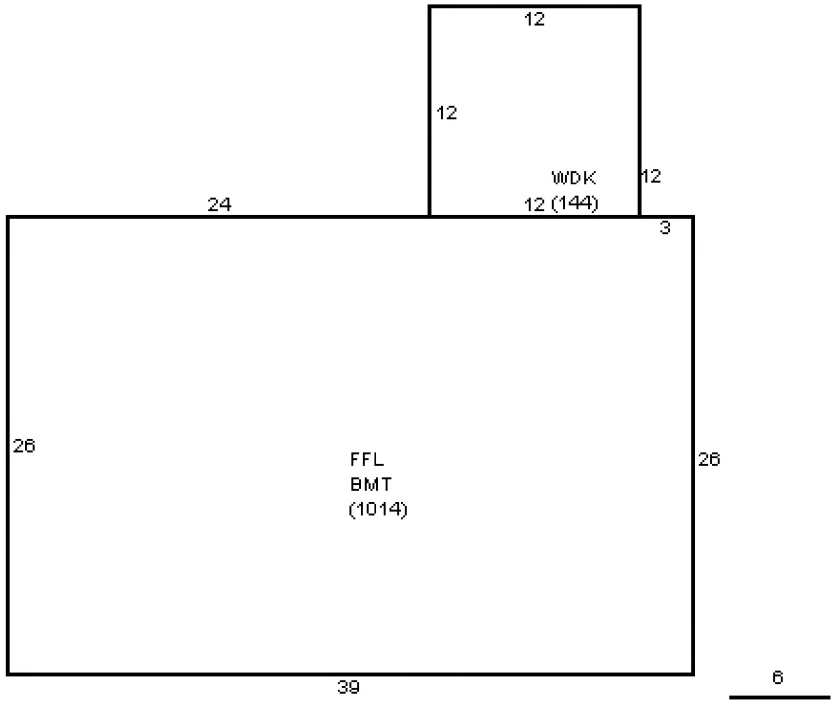
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	81.68
Final Total:	177400	Val/Su SzAd	174.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,014	40.500	41,063
FFL	First Floor	1,014	134.990	136,876
WDK	Deck	144	12.940	1,864

Net Sketched Area:	2,172			Total:	179,803
Size Ad	1014	Gross Area	2172	FinArea	1014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc